

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

1

HDRC CASE NO: 2010-160
IDENTIFIER: Beacon Hill Linear Park
ADDRESS: Various
LEGAL DESCRIPTION:
ZONING: Various
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 1
DISTRICT: NA
LANDMARK: NA
APPLICANT: Alma Nunez
OWNER: COSA Parks & Recreation
TYPE OF WORK: Creation of Linear park

REQUEST:

The applicant is requesting conceptual approval to:

- 1) Develop a linear park system within the Beacon Hill Neighborhood that sits within six blocks of dedicated drainage easements and a few adjacent public property parcels. The Beacon Hill Linear Park is planned as a series of interconnected parks of various functions held together with circulation and designed placement of materials. This Linear Park will occur in two construction phases, with funding available for the first phase.
- 2) Hardscape construction consists of existing sidewalk repair, crosswalk markings and traffic regulation. A new 6' side sidewalk will provide a link between all green spaces creating a linear park. Possible sidewalk material choices include pugmill, aggregate, or concrete. The hardscape material will depend on the construction budget. Other hardscape concepts include pervious pavement within a parking lot, recycled concrete, decomposed granite aggregate and concrete pavers. A paved basketball court is also planned for one of the sites. A series of picnic table pads are also planned for one of the sites.
- 3) Landscape: Plantings are to be xeric, native or adapted and most importantly low maintenance. Trees, turf, native grasses, wildflowers, shrubs, yucca and cacti are included in the palette. Biofiltration: A series of vegetative filters are planned to surround the existing storm water structures. Where allowed by the budget, the structures may be modified to provide additional biofiltration.
- 4) Site furnishings: The playground area is planned to receive equipment based on unique naturescape concepts. Benches, trash receptacles, recycling bins, drinking fountains, screening planted fences and bollards are part of the furnishings package.

The accompanying exhibits provide additional information.

RECOMMENDATION:

The staff recommends approval of this request as submitted. The proposed linear park is an innovative approach to making use of existing vacant lots.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No: 2

HDRC CASE NO: 2010-167

IDENTIFIER:

ADDRESS: 301 W Market St

LEGAL DESCRIPTION: NCB 156 BLK LOT 14 AND 15

ZONING: D RIO-3

PUBLIC PROPERTY: NA

COUNCIL DISTRICT: 1

DISTRICT: RIO-3

LANDMARK: NA

APPLICANT: Charles John

OWNER: Randy Mathews

TYPE OF WORK: Restoration

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to restore the building to its original state. The work will include the following:

- 1) Remove inappropriate, non-historic brick/wood infill in the doors, bays and window openings. Convert the non-historic arched door, bay and window openings back to the original square/rectangular openings.
- 2) Remove the existing aluminum windows and exterior stucco applied over the existing brick.
- 3) Restore openings in the façade and install new wooden doors, windows and transoms appropriate for the building.
- 4) Install a historically correct sidewalk canopy.
- 5) Clean the cast stone coping and brick exterior.

RECOMMENDATION:

Staff commends the owner and applicant for researching the property and investigating the layers of changes that have occurred to this prominent downtown building. Staff recommends approval as submitted. The proposed changes are based on pictorial and physical evidence, as is required by the Secretary of the Interior's Standard number six.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

3

HDRC CASE NO: 2010-166
IDENTIFIER:
ADDRESS: 225 Donaldson Ave
LEGAL DESCRIPTION: NCB 6693 BLK 2 LOT 7
ZONING:
PUBLIC PROPERTY: NA
COUNCIL DISTRICT: 0-
DISTRICT: Monticello Park Historic District
LANDMARK: NA
APPLICANT: Juliana Garcia
OWNER: Juliana Garcia
TYPE OF WORK: Carport

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Demolish an existing metal carport and replace it with a 34' L x 10' W wooden carport in the same location. Roof pitch of the carport will match the existing home. Roof material to be 'Surf Green' asphalt shingle. Colors of trim to match existing house. Sherwin Williams 'Afternoon'.

RECOMMENDATION:

Staff recommends approval of the demolition of the existing carport and replacement with "option 1". The pitch of the carport roof shall match the pitch of the existing house. The proposed changes are architecturally and aesthetically appropriate for their setting and will have no adverse effects on the property or the district.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

4

HDRC CASE NO: 2010-164

IDENTIFIER: Stinson Municipal Airport

ADDRESS: 1226 99th St

LEGAL DESCRIPTION: NCB 7464 BLK 3 LOT 2 STINSON MUNICIPAL AIRPORT
SUBDIVISION UT-2

ZONING: I1 H

PUBLIC PROPERTY: Yes

COUNCIL DISTRICT: 3

DISTRICT: Mission Historic District

LANDMARK:

APPLICANT: James Martinson

OWNER: COSA Aviation Dept.

TYPE OF WORK: New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Construct a new hangar on an existing concrete foundation. Hangar to be 50' W by 294' L by 14' H.
Exterior to be standard corrugated metal panels.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed hangar's design and materials will match the existing 14 hangars already on site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No: 5

HDRC CASE NO: 2010-157
IDENTIFIER: Golden Community Park
ADDRESS: 7801 Somerset
LEGAL DESCRIPTION: NCB 11268 BLK LOT W IRRG 649 FT OF TR B
ZONING: RM4
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 4
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Emler/RVK Architects
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install new picnic table 'units'. Each unit consists of a concrete slab, table, benches, grill & a trash receptacle.
- 2) Resurface 2 existing basketball courts and install new concrete walkways for access to new picnic table units from the courts.
- 3) Install a new poured in place rubber surface in the children's playground.
- 4) Repair and repaint an existing equipment enclosure.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

6

HDRC CASE NO: 2010-163
IDENTIFIER: Alamo Cenotaph
ADDRESS: Alamo Plaza
LEGAL DESCRIPTION: NA
ZONING: D H HE
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Alamo Cenotaph
APPLICANT: Rob Jones
OWNER: COSA
TYPE OF WORK: Signage

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Place a 27" x 42" THC marker on the southeast corner of the limestone planter that surrounds the Alamo Cenotaph. This would be directly across from the southern most end of the Long Barracks building. The marker would pay homage to the first Anglo American lawyers in Texas, six of which are known to have died defending the Alamo.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed THC marker is appropriate in design for it's setting and location. The applicant is required to coordinate the installation of the marker with Downtown Operations staff.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

7

HDRC CASE NO: 2010-162
IDENTIFIER: SAPD Central Substation
ADDRESS: 515 S Frio St
LEGAL DESCRIPTION: NCB 268 BLK 90 LOT 38
ZONING: I2
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 5
DISTRICT: NA
LANDMARK: NA
APPLICANT: Ford, Powell & Carson
OWNER: COSA
TYPE OF WORK: Demolition & New Construction

REQUEST:

The applicant is requesting conceptual approval to:

- 1) Demolish an existing building to make room for a new fueling/washing facility for city vehicles. The site layout is designed to provide fueling positions for Police, Fire and other COSA vehicles, as well as other local governmental entities to match the existing fuel facility currently located behind Police Department Headquarters on Nueva Street, incorporating a vehicle wash station, and allowing for efficient flow of patrol cars and fire trucks within a secure area. The concept is for transport and pumper trucks to drive through the site without needing to back up.
- 2) Construct a new Fuel Station that will have twelve fueling positions for unleaded gas and four fueling positions for diesel fuel. There will be two underground 12,000 gallon fiberglass unleaded tanks and one underground 12,000 gallon fiberglass diesel tank. These tanks will be suited for use with E85 fuel for future use. A urea tank will also be provided, to be located near the diesel dispensers. The high flow diesel fuel position for the pumper truck and other transport trucks is established on the outside islands. Locations for the future installation of LPG and CNG alternative vehicular fuel are also provided. A canopy will be installed over the fueling positions as well as over the service area for air, water and vacuum. A new diesel emergency generator will be required to provide emergency power to the new fuel positions and canopy lights to allow for 23-hour operation in the event of a power outage.
- 3) Construct a new Wash Station that includes a commercial grade touch-free carwash system with a water reclamation tank to recycle water from the car wash facility. The carwash equipment will be housed within a pre-fabricated building structure that will be supplied and installed by the carwash system manufacturer.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the efficiency of the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No: 8

HDRC CASE NO: 2010-159
IDENTIFIER: Palm Heights Basketball Pavilion
ADDRESS: 1201 W Malone
LEGAL DESCRIPTION: NCB 3436 BLK 32 LOT TR 1
ZONING: R5
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 5
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Kemler/RVK Arch.
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a new covered metal pavilion over 2 existing basketball courts. Pavilion dimensions to be 100' L by 121'-2" W by 26'-11" H. Exterior metal roofing and wall panels to be 'Buckskin', steel pavilion support structure to be 'Chestnut Bronze' and the underside of the roof will be 'Kilim Beige'.
- 2) Construct an accessible ramp with covered canopy to connect the new pavilion with the existing gym. Colors to match.
- 3) Placement of artwork on the basketball court.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

9

HDRC CASE NO: 2010-155
IDENTIFIER: Hendrick Arnold park
ADDRESS: 1011 Gillette Blvd
LEGAL DESCRIPTION: NCB 11061 BLK 86 LOT 1
ZONING: R4
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 4
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Emler/RVK Architects
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Resurface and/or replace, where needed, the existing asphalt trail.
- 2) Add new playground equipment. There will be a public art element to the poured-in-place rubber playground surface.
- 3) Add new site furnishings.
- 4) Demolish the existing exterior basketball court and replace it with a new one. There will be a public art component to the new courts surface.
- 5) Replace the flooring inside the gym with 'Sport Court'.
- 6) Site landscaping.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

10

HDRC CASE NO: 2010-154
IDENTIFIER: Hillside Acres
ADDRESS: 8110 Clegg Dr
LEGAL DESCRIPTION: NCB 15604 BLK 0 LOT 49
ZONING: R6
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 4
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Emler/RVK Architects
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install timber planter boxes and compost bins.
- 2) Install a new 14' x 24' metal storage building on an existing slab. A 6' deep metal covered patio will be added to the front. A security light is also being provided.
- 3) Install a portable restroom with a fenced enclosure.
- 4) Add decomposed granite paving to the area around the timber planters.
- 5) Install new site furnishings.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

11

HDRC CASE NO: 2010-153
IDENTIFIER: Spicewood Park
ADDRESS: 15069 Tilson Dr AKA 3139 Fidelia
LEGAL DESCRIPTION: NCB 15069 BLK LOT P-62
ZONING: R6
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 4
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Emler/RVK Architects
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install a new 576 sq ft pavilion.
- 2) Install new picnic table units.
- 3) Construct new decomposed granite walkways
- 4) Install a 2' x 6' monument sign.
- 5) Install security lighting.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

12

HDRC CASE NO: 2010-152

IDENTIFIER: Southside Lion's Park

ADDRESS: 3100 Hiawatha

LEGAL DESCRIPTION: NCB 10833 BLK LOT TR 5 EXC S IRR 1371.4 FT OF N
1383.4 FT OF W 692.19 FT

ZONING: R4

PUBLIC PROPERTY: Yes

COUNCIL DISTRICT: 3

DISTRICT: NA

LANDMARK: NA

APPLICANT: David Emler/RVK Architects

OWNER: COSA

TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a new 10' wide asphalt pedestrian trail with lighting.
- 2) Revised and new driveways, sidewalks, access roads and parking areas.
- 3) Install new monument signs & information kiosks.
- 4) Install a new prefabricated steel pavilion.
- 5) Install a new prefabricated steel bridge along the pedestrian trail.
- 6) Construct a new basketball court.
- 7) New poured-in-place rubber-surfaces for the playground.
- 8) Install new picnic table units & site furnishings
- 9) Make repairs to the existing pavilions.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

13

HDRC CASE NO: 2010-151
IDENTIFIER: Brackenridge Park
ADDRESS: Avenue B
LEGAL DESCRIPTION:
ZONING: R6 HS RIO-1
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 1
DISTRICT: RIO-1
LANDMARK: Brackenridge Park
APPLICANT: Ford, Powell & Carson Architects
OWNER: COSA
TYPE OF WORK: New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Construct improvements alongside the existing Avenue B bike lane. Improvements to consist of pedestrian scale lighting, signage, landscape & irrigation and seating areas. Lighting, signage and landscaping will continue the designs established in the Museum Reach and the completed Phase I project in the Park segment.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes are consistent with other Museum Reach Improvement Projects.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

14

HDRC CASE NO: 2009-367

IDENTIFIER:

ADDRESS: 600 E Theo Ave

LEGAL DESCRIPTION: NCB 20 BLK PART OF A-15 (ARB TR-21)

ZONING: R6 H RIO-4

PUBLIC PROPERTY: Yes

COUNCIL DISTRICT: 3

DISTRICT: RIO-4

LANDMARK: NA

APPLICANT: Sprinkle & Co

OWNER: COSA

TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Revise the designs of an ADA compliant ramp and a shade structure that were previously approved by the commission. The ramp and shade structure are being deleted from the design and a new cantilevered steel shade structure will be installed at the northeast corner of the pool yard.
- 2) Replace the building's existing wood doors with new steel louvered doors.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval as submitted. The proposed changes will enhance the site and are consistent with the original HDRC approval.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

15

HDRC CASE NO: 2010-168

IDENTIFIER:

ADDRESS: 503 & 507 Nolan St

LEGAL DESCRIPTION: NCB 546 BLK 19 LOT S 126 FT OF 11 & NCB 546 BLK 19 LOT S 129.86 FT OF 12

ZONING: RM4

PUBLIC PROPERTY: Yes

COUNCIL DISTRICT: 2

DISTRICT: NA

LANDMARK: NA

APPLICANT: Jesse Fernandez, COSA Fire Dept.

OWNER: City of San Antonio

TYPE OF WORK: New Construction, Landscaping, Fencing & Paint

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Make repairs to the exterior of both structures.
- 2) Construct new covers over the front porches of both buildings. Add new exterior shutters to both buildings. (partially completed)
- 3) Add new site landscaping.
- 4) Add wrought iron fencing on the Nolan St side. Add chain link fencing along Cherry St side. Fencing to be screened by landscaping.
- 5) Construct ADA accessible entrances at the rear of both buildings. This will require the removal of an existing window at the rear of 503 Nolan, and the construction of a new doorway in it's place.
- 6) Site improvements to include: removing an existing curb cut on Cherry St., add a new curb cut and controlled entrance off of Cherry St., additional parking.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends approval with the stipulation that the window shutters are sized appropriately for the window openings. More details on new doors and the ADA access should be submitted to staff prior to issuance of a Certificate of Appropriateness.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

16

HDRC CASE NO: 2010-156
IDENTIFIER: Miller's Pond
ADDRESS: 6175 Old Pearsall Rd
LEGAL DESCRIPTION: NCB 15250 BLK LOT P-46B
ZONING: R6
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 4
DISTRICT: NA
LANDMARK: NA
APPLICANT: David Emler/RVK Architects
OWNER: COSA
TYPE OF WORK: Park Improvements, Furnishings & Equipment

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Expand the existing parking lot by 25 spaces.
- 2) Restripe the existing parking lot to add ADA accessible spaces. ADA parking signage to be included in front of parking stalls.
- 3) Pour new curb and sidewalk between basketball court and parking lot.
- 4) Grade and concrete pave area between sidewalk and basketball court. Install 2 new prefabricated steel benches on slab.
- 5) Add a pole sign with digital display area. Pole sign to be 15' - 7" H by 7' - 8" W. Sign face area to be 5' - 4" H by 7' - 8" W.

RECOMMENDATION:

Staff recommends approval with the stipulation the signage not have a digital display. According the UDC Sec. 35-645. - Signs and Billboards for public property, Prohibited Sign are signs which shall not be permitted include: Digital and/or LED lighted signs, with or without rotating, flashing lettering, icons or images.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

17

HDRC CASE NO: 2010-169
IDENTIFIER:
ADDRESS: 126 Furr Dr
LEGAL DESCRIPTION: NCB 6693 BLK 2 LOT 18
ZONING: R6 H
PUBLIC PROPERTY: NA
COUNCIL DISTRICT: 7
DISTRICT: Monte Vista Historic District
LANDMARK: NA
APPLICANT: Lucille C. Bazar
OWNER: Lucille C. Bazar
TYPE OF WORK: Landscaping & Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Re-landscape the area between the sidewalk and curb face along the front of the property.
- 2) Re-paint the front stairs and landing with Glidden's GLR29 "Deep Garnet".

RECOMMENDATION:

Staff recommends approval with the stipulation the right of way area be sufficiently landscaped. The site plan shows substantial space that is not described, the use of crushed granite may be appropriate with compatible landscaping. The applicant should provide more detail.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

18

HDRC CASE NO: 2010-165
IDENTIFIER:
ADDRESS: 3900 Broadway
LEGAL DESCRIPTION: NCB 3081 BLK 3 LOT 13
ZONING: C2 RIO-1
PUBLIC PROPERTY: NA
COUNCIL DISTRICT: 9
DISTRICT: RIO-1
LANDMARK: NA
APPLICANT: David Cantu
OWNER: Stylianos Vackimes
TYPE OF WORK: Awning & Signage

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install an awning 16' long by 4'-10" high, with white 22" high lettering.
- 2) Reface a 4' by 8' pole sign.

RECOMMENDATION:

Staff recommends approval as submitted with the stipulation that the sign face not exceed 50 square feet. This recommendation is consistent with the UDC Sec. 35-678. - "Signs and Billboards. Square Footage of Signs. Number and Size of Signs. (1) Buildings Housing One (1) Business. For buildings housing one (1) business or service, one (1) major sign per facade (as per subsection 35-612(c)(1)) with a public entrance to that business and two (2) minor signs shall be permitted in river improvement overlay districts. For buildings located in the river improvement overlay districts, the total area of signage shall not exceed thirty-six (36) square inches per running foot of store frontage per facade per structure and total signage shall not exceed fifty (50) square feet per facade. However, in cases where the applicant clearly demonstrates need for additional signage, the historic and design review commission, keeping in mind the facade's proportions, may approve additional signage."

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

19

HDRC CASE NO: 2010-148
IDENTIFIER: St. Paul's Episcopal Church
ADDRESS: 1018 E Grayson St
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT 34
ZONING: O2 H HS
PUBLIC PROPERTY: NA
COUNCIL DISTRICT: 2
DISTRICT: Government Hill Historic District
LANDMARK: St. Paul's Episcopal Church
APPLICANT: Bruce McOsker
OWNER: St. Paul's Episcopal Church
TYPE OF WORK: New Construction, Parking & Landscape

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a new 2100 sq ft outreach building. Framing and roof to be metal and enclosed by concrete tilt wall panels.
- 2) Construct a new 7260 sq ft recreation pavilion adjacent to the outreach building. Metal roof and framing to be exposed, with no exterior walls.
- 3) Construct a new asphalt driveway and parking lot with surrounding concrete sidewalks.
- 4) Site landscaping.

RECOMMENDATION:

Staff does not recommend approval as submitted. The applicant met with the Design Review Committee on May 25, 2010. Staff raised concerns over the proposed parking extending the length of Grayson and suggested the parking be oriented to be deeper on the lot and reduce the length along Grayson. Other concerns were made on the lack of fenestration on the front façade and the suggestion was made to add clerestory windows if security is an issue. Also, the material choice on the primary facades was brought into question with the suggestion being made to use masonry on the two main facades, facing Grayson Street and the west elevation which is visible from the school and church.

These suggestions are based on the UDC Sec. 35-608. - Criteria for Certificate of Appropriateness - Generally.

"In reviewing an application for a certificate of appropriateness, the historic and design review commission shall consider the current needs of the property owner. The historic and design review commission shall also consider whether the plans will be reasonable for the property owner to carry out.

Sec. 35-609. - Criteria for Certificate of Appropriateness - New construction.

In considering whether to recommend approval or disapproval of an application for a certificate for new construction in a historic district, the historic and design review commission shall be guided by the National Park Service (NPS) Guidelines and by the compatibility standards set forth below. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face both a street and the San Antonio River, the historic and design review commission shall consider the visual compatibility standards below with respect to each facade.

(a) Site and Setting. Where a historic resource is intended to be used as any part of a development, the

developer shall consider the context of the resource's original site and the importance of the setting in the new development. In some instances, a resource will occupy the full site and limit development opportunities to rehabilitation, renovation or restoration for adaptive reuse. In instances where a resource occupies less than a full site, greater flexibility will be available for new development that incorporates the resource into the project.

(b) Building Height and Massing. The purpose of the following standards are to ensure that:

- (1) Height at street level is visually compatible with adjacent buildings;
- (2) The apparent physical size, scale and height relates to existing resources without overwhelming them;
- (3) New buildings reflect contemporary design standards while using elements that relate to the existing structures that surround the new structure; and
- (4) Building height, width, mass and proportion affect the degree of compatibility between the old and the new.

(c) Massing. New buildings shall conform in building height and massing to surrounding structures, as follows:

(d) Street Level Floor Areas. The purpose of this subsection is to ensure that the width and height of windows, doors, and entries are visually compatible with buildings, structures, public ways, and places in the surrounding area.

(1) Applicability. The provisions of this subsection shall apply only to commercial properties.

(2) Blank Walls. No facade shall exceed forty (40) feet which is not penetrated by windows or entryways; provided, however, that facades may exceed forty (40) feet without windows or entryways if they are divided into smaller bays which are compatible with the rhythm and scale of the facades adjoining the lot on the same side and opposite sides of the block. Said bays shall be considered "compatible" with the rhythm and scale of surrounding buildings if it does not exceed by more than thirty (30) percent the average frontage of lots on the same side or opposite side of the block.

(3) Street Access. Street-level floor areas shall have direct access to the street or an arcade opening to the street;

(4) Fenestration. The building wall facing the street shall have at least fifty (50) percent of the street-level facade area devoted to display windows/and or windows affording views into the interior areas. Windows shall be in similar proportion (height to width ratio) to adjacent contributing buildings, or with established patterns in the adjoining block faces. The windows shall have kick-plates below the display windows and transoms above the windows if that is the established pattern on the block face.

(e) Relationship of Solids to Voids. In order to ensure that the relationship of solid spaces (i.e., walls) to voids (i.e., windows/doors) in the front facade of a building or structure shall be visually compatible with buildings, structures, and public ways in the environment surrounding the building, the following criteria shall apply:

(1) The horizontal elements of new buildings, including window sills, moldings and midblock cornices, shall align with similar elements on adjoining buildings.

(2) Windows shall maintain a similar proportion of width to height as windows on surrounding buildings.

Elements of adjoining buildings or windows shall be considered "similar" if they vary not more than three (3) feet in the vertical direction.

(f) Relationship of Materials, Texture, and Color. The relationship of materials, texture and color of the facade of a building or structure shall conform to the predominant materials used in existing buildings or structures on the same block.

(g) Roof Shapes. The roof shape of a building or structure is a major distinguishing visual element. The structure shall incorporate a simple roof similar in form and type as those in the adjacent structures."

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No: 20

HDRC CASE NO: 2010-150

IDENTIFIER: Trinity University

ADDRESS: 323 Stadium Dr

LEGAL DESCRIPTION: NCB 3095 BLK 11 LOT 11 THRU 16 & NCB 3096 BLK 12 LOT 8 THRU 13

ZONING: R4 H

PUBLIC PROPERTY: NA

COUNCIL DISTRICT: 1

DISTRICT: Monte Vista Historic District

LANDMARK: NA

APPLICANT: RVK Architects

OWNER: Trinity University

TYPE OF WORK: New Construction & Landscaping

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a new pavilion/play shelter on the existing soccer field.
- 2) Expand the existing bleacher seating on the north side of the field.

RECOMMENDATION:

The site was originally part of the Monte Vista neighborhood. Given that, it should continue to respond to the neighborhood and the expansion of the bleachers should not be done in such a way to give a sense of enclosure to the exclusion of the neighborhood. Consideration should be given to increased transparency in the design. Staff recommends approval of construction of the pavilion as submitted and approval of an expansion of the bleacher with possible modifications.

CASE COMMENTS:

HISTORIC AND DESIGN REVIEW COMMISSION

June 02, 2010

Agenda Item No:

21

HDRC CASE NO: 2010-161
IDENTIFIER:
ADDRESS: 303 S Santa Rosa
LEGAL DESCRIPTION: NCB 13423 BLK LOT 1 and NCB 13423 BLK LOT 2
ZONING: C2
PUBLIC PROPERTY: Yes
COUNCIL DISTRICT: 1
DISTRICT: NA
LANDMARK: NA
APPLICANT: Ford, Powell & Carson
OWNER: COSA
TYPE OF WORK: Demolition & New Construction (Conceptual)

REQUEST:

The applicant is requesting Conceptual Approval to:

- 1) Demolish an existing commercial building.
- 2) Construct a new 216,000 sq ft Public Safety Headquarters Administration building, and a new 646-space, 9-level parking garage. The selection of building materials will be informed by regional appropriateness and tradition and by LEED guidelines which stress the use of materials from the region (by definition, materials which are produced within 500 miles of the building site). San Antonio's traditional building materials include masonry in light colors, which provides the added advantage of enhancing the building's reflectivity, deflecting heat. The Administration Building will also be clad in contemporary heat deflecting materials including metal panels and low-E glazing in metal frames. The Administration Building, entry, and garage are treated as a uniform design, sharing common materials and color. Headquarters and garage share a common base of regularly spaced punched openings in a masonry wall. The majority of the Headquarters building, and the base of the garage, will be clad in a masonry veneer composed of brick with stone accents. Accented areas will include sills and lintels, and belt or string courses at intervals over the five stories of the Headquarters, and bottom two levels of the garage.
- 3) Site improvements. Landscape and hardscape development will be concentrated on the North and East sides of the Administration building, and principally on the east elevation of the entry and garage. Hardscape will include concrete flatwork with high fly-ash content and accents of brick pavers with some stone details, coping, and landscape features. Plantings will be selected from the City of San Antonio's approved plant list. Building entries will be planted with low-growing shrubs, native grasses, and/or groundcovers to enhance entrances. Shade tree plantings will be limited in the plaza to coordinate with force-protection requirements and parking lot tree plantings will be incorporated as required to meet the City of San Antonio's parking lot shade requirements.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Staff recommends conceptual approval. Overall, the design is consistent with the UDC standards for new construction of public property (included below). Staff recommends consideration of some color variation to the façade or in the detailing such as at the entrances as described below "(5) Colors shall be harmonious

with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected." Archaeological monitoring will be required for this project as a condition of approval and should involve the City Archaeologist.

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

- (1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
- (2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
- (3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
- (4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

- (1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.
- (2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.
- (3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that

respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

CASE COMMENTS: